

Prepared by and Return to:
Realty Title and Escrow
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077
File No. 05080601

1/25/06 9:23:49
BK 519 PG 708
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Alvin Tunnell

- Grantor(s)

Stephen W. Johnson and Rita F. Johnson

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Alvin Tunnell does hereby sell, convey and warrant unto Stephen W. Johnson and Rita F. Johnson, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of the Northwest corner of the Southwest quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at an iron pin 722 feet East of East right of way of Malone Road and 25 feet South of North line of Southwest Quarter of Section 2, Township 3, Range 7; thence South at an interior angle of 90° 07' 800 feet to an iron pin in South line of H. M. Anderson tract; thence East at an interior angle of 89° 53' 570.3 feet to an iron pin; thence North at an interior angle of 90° 7' 800 feet to an iron pin, said pin being 25 feet South of North line said Quarter Section; thence West and parallel to said North line 570.3 feet to the point of beginning and containing 10.47 acres, more or less, as shown in Warranty Deed of record in Book 92, Page 547, in the records of the Chancery Clerk of DeSoto County, Mississippi; and

LESS AND EXCEPT:

Begin at an iron stake (found) in the southerly line of Lauderdale Road (50 feet wide) South 89° 50' 35" East 758.46 feet and South 00° 09' 25" West 32.70 feet from a "Cotton Picker Spindle" (found) at the accepted northwest corner of the southwest quarter of Section 2, Township 3 South, Range 7 West; thence continue South 89° 50' 35" East 190.10 feet with the southerly line of said road to an iron stake; thence South 00° 15' 25" West 800.21 feet to an iron stake in an existing fence line; thence North 89° 50' 35" West 190.10 feet along an existing fence line to an iron stake (found); thence North 00° 15' 25" East 800.21 feet along an existing fence line to the point of beginning containing 3.4921 acres of land more or less, as shown in Warranty Deed of record in Book 210, Page 67, in the records of the County Chancery Clerk of DeSoto County, Mississippi; and

LESS AND EXCEPT:

BEGIN at a point in the centerline of Lauderdale Rd, said point being 948.56 feet East of the Northwest Corner of the Southwest Quarter of section 2, Township 3, Range 7; thence South 40 feet, thence East 190.10 feet; thence North 40 feet to the centerline of Lauderdale Rd.; thence West 190.10 feet along the centerline of Lauderdale Road to the point of Beginning; and

BEGIN at a point in the centerline of Lauderdale Rd., said point being 1138.66 feet East of the Northwest corner of the Southwest Quarter of Section 2, Township 3, Range 7; thence South 40 feet; thence East 190.10 feet; thence North 40 feet to the centerline of Lauderdale Rd.; thence West 190.10 feet along the centerline of Lauderdale Road to the point of Beginning, as shown in Right of Way Deed of record in Book 219, Page 302, in the records of the Chancery Clerk's Office of DeSoto County, Mississippi; and

LESS AND EXCEPT:

Boundary survey of a 3.49, more or less, acre tract of land being located in the Northwest quarter of the Southwest quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi.

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Beginning at the northwest corner of the southwest quarter of Section 2, thence South 89° 50' 35" east 948.56 feet to a point; thence South 00° 09' 25" west 32.70 feet to an iron pin (found), said point being the true point of beginning; thence South 89° 50' 35" east 190.10 feet to an iron pin (found); thence South 00° 15' 25" west 800.21 feet to an iron pin (found); thence North 89° 50' 35" west 190.10 feet to an iron pin (found); thence North 00° 15' 25" east 800.21 feet to the point of beginning, containing 3.49, more or less, acres of land. As per survey of Ben W. Smith dated June 25, 1997, as shown in Warranty Deed of record in Book 319, Page 292, in the records of the Chancery Clerk's Office of DeSoto County, Mississippi.

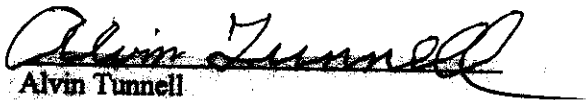
By way of explanation, Dorothy E. Tunnell, departed this life on _____, leaving Alvin Tunnell as the surviving owner of the property.

Alvin Tunnell is one and the same person as Cecil A. Tunnell.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

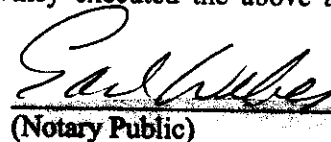
WITNESS our signature this 20th day of January, 2006.


Alvin Tunnell

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of January, 2006, within my jurisdiction, the within named Alvin Tunnell, who acknowledged that he/she/they executed the above and foregoing instrument.

My Commission
My commission expires
March 28, 2007


(Notary Public)

Grantors' Address:
2900 Lakebrook Blvd. #218
Knoxville TN 37909
H- 865.584.2223
W- N.A

Grantees' Address:
4215 Landerdale St.
Hernando MS 38632
H- 662.895.1600
W- 662.895.8300